



**Planning Department
Oconee County, Georgia
STAFF REPORT**

VARIANCE CASE #: P23-0140

DATE: August 30, 2023

STAFF REPORT BY: Guy Herring (Director of
Planning and Code
Enforcement)

APPLICANT NAME: AllGood Properties LLC

PROPERTY OWNER: AllGood Properties LLC

LOCATION: McRees Gin Road (C-04-065)

PARCEL SIZE: ±121.75 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Vacant



TYPE OF VARIANCE REQUESTED: Hardship Variance to the following sections:

- Sec. 1008.06(a) to allow a private street in AG District (the standard is a public street)
- Sec. 1008.04 and 1008.06(d) to allow a 50' easement width (the standard is a 60' width)
- Sec. 1008.04 to allow a 16' pavement width (the standard is a 20' width)
- Sec. 1008.04 to allow a 15% road slope (the standard is a maximum of 12%)
- Sec. 1008.05.h(1) to allow a maximum side slope of 2:1 (the standard is a maximum of 3:1)

REQUEST SUMMARY: The property owner requests a variance from Oconee County Unified Development Code Sections 1008.04, 1008.05.h(1), 1008.06 (a), and 1008.06(d) to construct a private street that does not meet standards in order to avoid excessive clearing and grading due to site topography.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: September 12, 2023

ATTACHMENTS: Application
Narrative
Legal Description
Owner Authorization Form
Plat of Survey
Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The parent parcel was administratively subdivided in 2021 to create four parcels: three parcels of roughly 13 acres each along Barnett Shoals Road and this parcel.
- The applicant is proposing to subdivide this parcel into three large single-family residential properties of roughly 12 acres, 58 acres, and 51 acres.

VARIANCE DESCRIPTION

- The owner is requesting a hardship variance to construct a private street that does not meet standards in order to avoid excessive clearing and grading due to site topography.

- *Oconee County Unified Development Code: Section 1008.04 Design standards for streets.*

Table 10.1: Street Design Standards

Average Daily Trips (ADT)	Arterial 1 10,000 or more	Major Collector 2,501 to 9,999	Minor Collector 251 to 2,500	Local Street 250 or less
Minimum Right-of-Way, in Feet	100	64/80 ⁴	60	60
Minimum Pavement Width, in Feet ²	48	24/30	20	20
Maximum Grade	6%	10%	10%	12%

- *Oconee County Unified Development Code: Section 1008.05 Street improvements*

- ***h. Cuts, fills, and subgrade***

- (1) *Slope maximums shall be at a ratio of 3 feet horizontal distance to 1 foot rise (3:1). No slope line shall extend closer than 8 feet to back of curb or 15 feet to edge of pavement on uncurbed sections. Minimum slope shall be ½-inch per running foot.*

- *Oconee County Unified Development Code: Section 1008.06 Private streets*

- (a) *Allowed Locations. Private Streets may only be constructed in the following zoning districts: AR-3, AR, R-1, R-2, and R-3, and in Master Planned Developments*
 - (d) *Private streets shall be located within a separate parcel of land, no less than 60 feet wide, that is owned by the Homeowners Association for the development. The width shall include the private street, any drainage structures, sidewalks, or utilities, and must provide the same minimum width required for right-of-way for a similar public street.*

PUBLIC FACILITIES

Water:

- The project will not utilize water services.

Sewer:

- The project will not utilize sewer services.

Roads:

- The three parcels will utilize the proposed private street for access to McRees Gin Road.

ENVIRONMENTAL

- The proposed roadway will cross an existing stream with associated 25' state waters buffer, 50' conservation corridor, and 10' impervious setback at one of the narrower locations on the property. There is FEMA floodway located on the property downstream of the proposed crossing location.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR HARDSHIP VARIANCE APPROVAL” AS SET FORTH IN SECTION 1304.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

Standards for hardship variance approval:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography:**
The subject property has significant challenges due to the stream crossing and site topography.
- b. The application of this development code to this particular piece of property would create an unnecessary hardship:**
If the applicant were required to design the proposed street per the UDC there would be significantly more impact to the site including removal of more of the existing vegetation.
- c. Such conditions are peculiar to the particular piece of property involved:**
The conditions of the hardship are peculiar to the particular subject property due to the size and topography of the property. Staff holds that these conditions justify approval of the hardship variance.
- d. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance:**
No significant negative impact on the tax base or nearby public infrastructure, schools, or environmentally sensitive areas should result from approval of the present request. Staff holds that approval of the present request should not cause any substantial detriment to the public good.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for hardship variance approval, this request **meets necessary conditions** to grant a hardship variance. Should the present request be approved, staff recommends the following conditions to be fulfilled at the owner/developer's expense.

1. Development design shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the zoning application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- ☒ Hardship Variance ☐ Appeal of Administrative Decision ☐ Flood Damage Prevention Variance
☐ Special Exception for: _____

Applicant

Name: AllGood Properties, LLC

Address: 127 Rocky Ridge Road

(No P.O. Boxes)

Arnoldsville, Georgia 30619

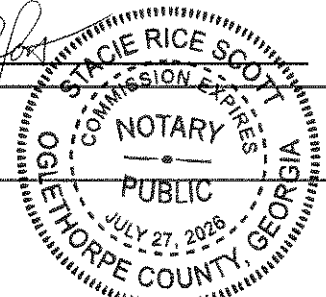
Telephone: 706.543.8575

Email: jtallgood@bellsouth.net

Applicant is (check one): ☒ the Property Owner ☐ Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: *Jami Tallgood* Date: July 5, 23 Notarized: *Stacie Rice Scott*



Property

Location: McRee's Gin Road

Tax Parcel Number: C 04 065

Size (Acres): 121.75 Current Zoning: AG

Future Development Map—Character Area Designation: Country Estates

Use

Current Use: Vacant Parcel

Proposed Use: Subdivide into three(3) Large parcels

Attachments (check all that apply)

- ☒ Property Owner's Authorization (if applicable)
☒ Application Fee
☒ Warranty Deed(s), Legal Description, & Plat of Survey
☒ Disclosures
☒ Maps or Drawings Illustrating Variance Request
☒ Narrative Statement Explaining Variance Request
☒ Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

- 1008.06(a) - Allow private street within AG zoning
1008.06(d) - Reduce easement width from 60'-50'
1008.06(c)&1008.04(a) - Reduce pavement width to 16'
1008.06(c)&1008.04(a) - Increase max grade to 15%
1008.05(h(1)) - Increase max slope to 2:1

DOC# 005895
FILED IN OFFICE
7/13/2021 08:19 AM
BK:1642 PG:395-395
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Angela Elder-Johnson

REAL ESTATE TRANSFER
TAX PAID: \$1233.70
PT-61 108-2021-001301

Return Recorded Document to:
Quarterman, Hodson & Associates, P.C.
Attorneys at Law
1671 Meriweather Drive
Suite 103
Watkinsville, GA 30677

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF OCONEE

FILE #: 210552

THIS INDENTURE made this 8th day of July, 2021, between GRIFFETH-JONES PARTNERS, LLLP, as party or parties of the first part, hereinafter called Grantor, and ALLGOOD PROPERTIES, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land, situate, lying and being in the 225th GMD, Oconee County, Georgia, containing 149.53 acres, more or less, and being more particularly shown and described on a plat of survey entitled "Client: Griffeth-Jones Partners, LLLP" dated November 9, 2020, prepared by Baseline Surveying & Engineering, Inc., Matthew D. Ulmer, Georgia Registered Land Surveyor and recorded in Plat Book, 2012, page 93, in the Office of the Clerk of Superior Court for Oconee County, Georgia records, reference to which is hereby made for a more particular description of the property herein conveyed.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness

[Signature]
Notary Public

ELIZABETH C. WILEY
NOTARY PUBLIC
JULY 19, 2021
OCONEE COUNTY, GA

Griffeth-Jones Partners, LLLP

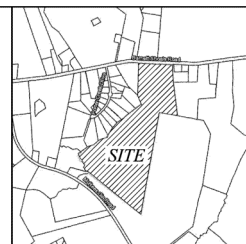
By: *[Signature]* (SEAL)
Ernest V. Harris, General Partner

_____(SEAL)

_____(SEAL)

_____(SEAL)

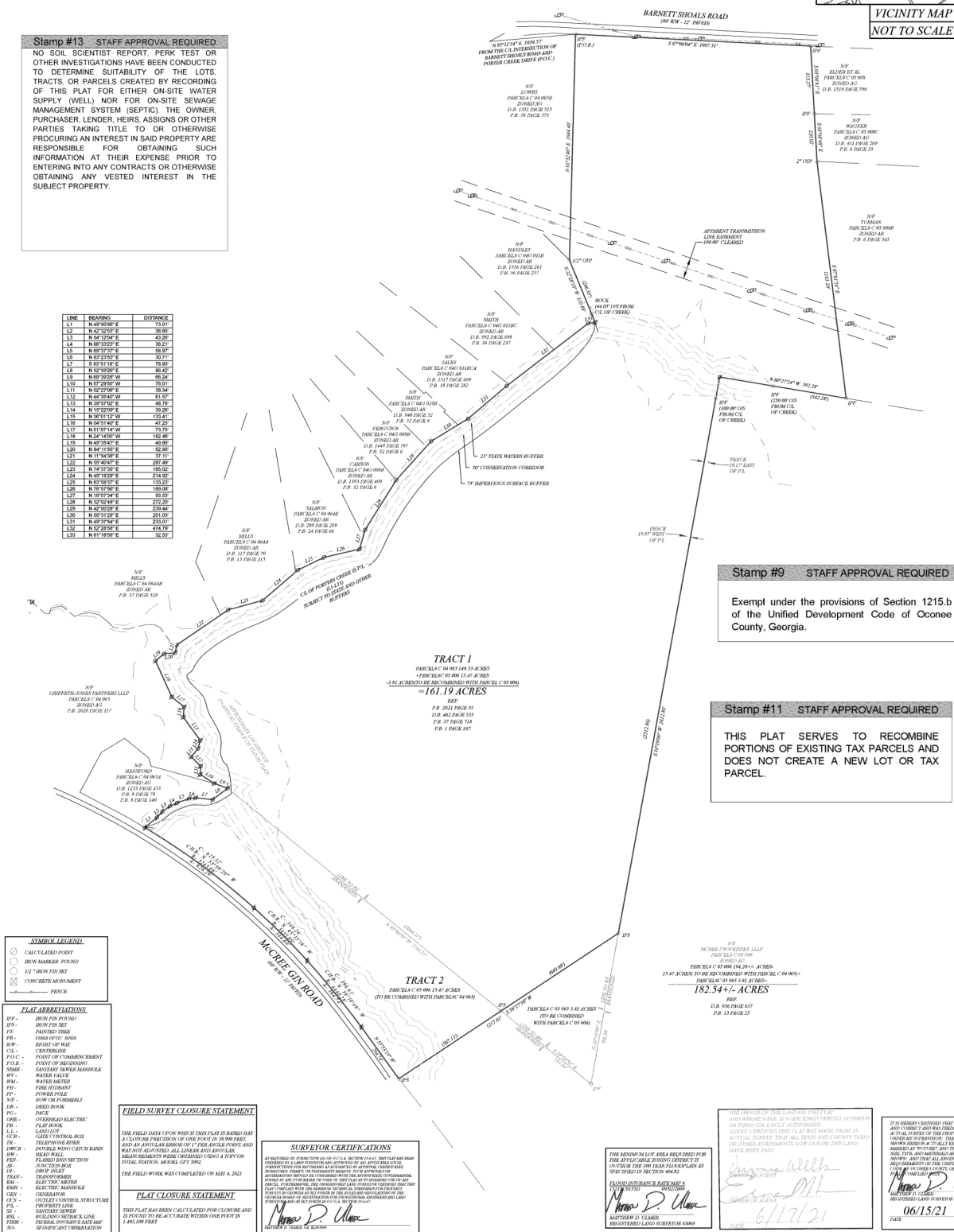
By: Guy W. Herring Digitally signed by Guy W. Herring
Date: 2021.06.29 09:32:09-0400
Guy W. Herring
Planning Director



VICINITY MAP
NOT TO SCALE

NO SOIL SCIENTIST REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS, TRACTS, OR PARCELS CREATED BY RECORDING OF THIS PLAT FOR EITHER ON-SITE WATER SUPPLY (WELL) NOR FOR ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC) THE OWNER, PURCHASER, LENDER, HEIRS, ASSIGNS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PROCURING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE OBTAINING ANY VESTED INTEREST IN THE SUBJECT PROPERTY.






L1	NAME	DISTANCE
L1	N 49° 20' 30" E	73.01
L2	N 42° 32' 30" E	36.89
L3	N 40° 15' 30" E	43.31
L4	N 30° 13' 22" E	38.21
L5	N 30° 13' 22" E	38.21
L6	N 30° 13' 22" E	58.97
L7	S 85° 51' 18" E	76.93
L8	N 60° 30' 30" W	86.06
L9	N 60° 30' 30" W	86.06
L10	N 29° 29' 50" W	76.24
L11	N 11° 1' 11" E	60.01
L12	N 44° 25' 40" E	61.97
L13	N 20° 10' 12" E	48.78
L14	N 11° 1' 11" E	59.99
L15	N 30° 51' 12" W	133.41
L16	N 30° 51' 12" W	133.41
L17	N 30° 51' 12" W	73.79
L18	N 24° 14' 55" W	182.49
L19	N 24° 14' 55" W	182.49
L20	N 11° 1' 11" E	59.99
L21	N 11° 54' 28" E	111.01
L22	N 11° 54' 28" E	111.01
L23	N 74° 23' 31" E	36.52
L24	N 60° 18' 20" E	114.92
L25	N 60° 18' 20" E	114.92
L26	N 70° 13' 20" E	216.08
L27	N 70° 13' 20" E	216.08
L28	N 30° 52' 48" E	272.20
L29	N 40° 00' 28" E	239.64
L30	N 40° 00' 28" E	239.64
L31	N 40° 37' 54" E	233.01
L32	N 40° 37' 54" E	233.01
L33	N 40° 37' 54" E	247.79
L34	N 40° 37' 54" E	247.79



Exempt under the provisions of Section 1215.b
of the Unified Development Code of Oconee
County, Georgia.

THIS PLAT SERVES TO RECOMBINE
PORTIONS OF EXISTING TAX PARCELS AND
DOES NOT CREATE A NEW LOT OR TAX
PARCEL

SYMBOL LEGEND

	CALCULATED POINT
	IRON MARKER POUND
	1/2 " IRON PIN SET
	CONCRETE MONUMENT
	FRANCE

PLANT ABBREVIATIONS	
DPF	DRAWN FROM FOUND
DFP	DRAWN FROM PILE
FP	PAINTED TEST
FR	ROCK OFF
FL	FLIGHT OF ANTS
CL	CENTRELINE
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF BEGINNING
SM	SAMPLE
WT	WATER TABLE
WM	WATER METER
PH	POWER HYDRAULIC
PF	POWER PILE
NP	NOISE OR FUMES
OR	ORIG. ROAD
PG	PAGE
OH	OVERHEAD ELECTRIC
PL	PLANT ROOM
LL	LAND LIFT
OCB	OFFICE CONTROL BOX
TEL	TELEPHONE
DWCH	DEEP MINING CATCH BASIN
HR	HEAD RAIL
PL	PLANTING POSITION
JR	JUNCTION BOX
DR	DRIVE INLET
TR	TRANSFORMER
EL	ELECTRIC METER
EM	ELECTRIC MOTOR
GEN	GENERATOR
OCN	OUTLET CONTROL STRUCTURE
PR	PROPERTY LINE
SM	SAMPLE
BSL	BULKHEAD SUTBACK LAMP
NSM	NOISE
NSC	NOISE/ANTICONSERVATION

FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,900 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON TOTAL STATION, MODEL GTS 302.

THIS FIELD WORK WAS COMPLETED ON MAY 4, 2021.

SURVEYOR CERTIFICATIONS

[illegible]

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSEURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,403,100 FEET.

BASLINE
SURVEYING & ENGINEERING, INC.
P.O. BOX 269
WATKINSVILLE, GEORGIA 30677
706-769-6610
WWW.BASELINEGA.COM

DATE
06/15/21

PROJECT
17-10603

ADMINISTRATIVE
COMBINATION

SHEET

REVISION

PLAN IS A COPY
ENGINEERING, I
ALTERED OR C
TECHNICAL COOPERATION

CLIENT:
GRIFFETH-JONES PARTNERS LLP
225th GEORGIA
MILITIA DISTRICT
OCONEE COUNTY
PHYSICAL ADDRESS:
BARNETT SHOALS ROAD

1. TOTAL PROJECT ACREAGE: 143.39 ACRES
2. TAX PARCEL #: C54 065, A PORTION OF C 53 006
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
5. ZONED AG
BUILDING SET BACK LINES
FRONT: 40' FROM MAJOR HIGHWAY, 30' FROM MINOR STREET
SIDE-25'
REAR-25'

THE OWNER OF THE LAND ON THIS FLAT AND WHOSE NAME IS SUBSCRIBED HER-
OR THIROR, OR A DULY AUTHORIZED
AGENT, CERTIFIES THIS FLAT WAS MADE
ACTUAL SURVEY THAT ALL STATE AND
OR OTHER ASSESSMENTS NOW DUE ON
HAVE BEEN PAID.

OWNER OR AGENT
Eve M
OWNER OR AGENT
6/12/21
DATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE
AND CORRECT AND WAS PREPARED FROM AN
ACCTUAL SURVEY OF THE PROPERTY BY ME OR
UNDER MY SUPERVISION. THAT ALL ADJACENT
SHOWN HEREON AS TRULY EXIST OR ARE
MARKED AS "FUTURE" AND THEIR LOCATION,
SIZE, TYPE, AND MATERIALS ARE CORRECTLY
SHOWN, AND THAT ALL EXHIBITING
ACCA DOCUMENTS OF THE UNDEVELOPED PLACEMENT
COURT OF YORK COUNTY, GEORGIA HAVE BEEN
FILED AND LIE WITHIN THE
Matthew F. Glazier
MATTHEW F. GLAZIER
REGISTERED LAND SURVEYOR #3069

06/15/21

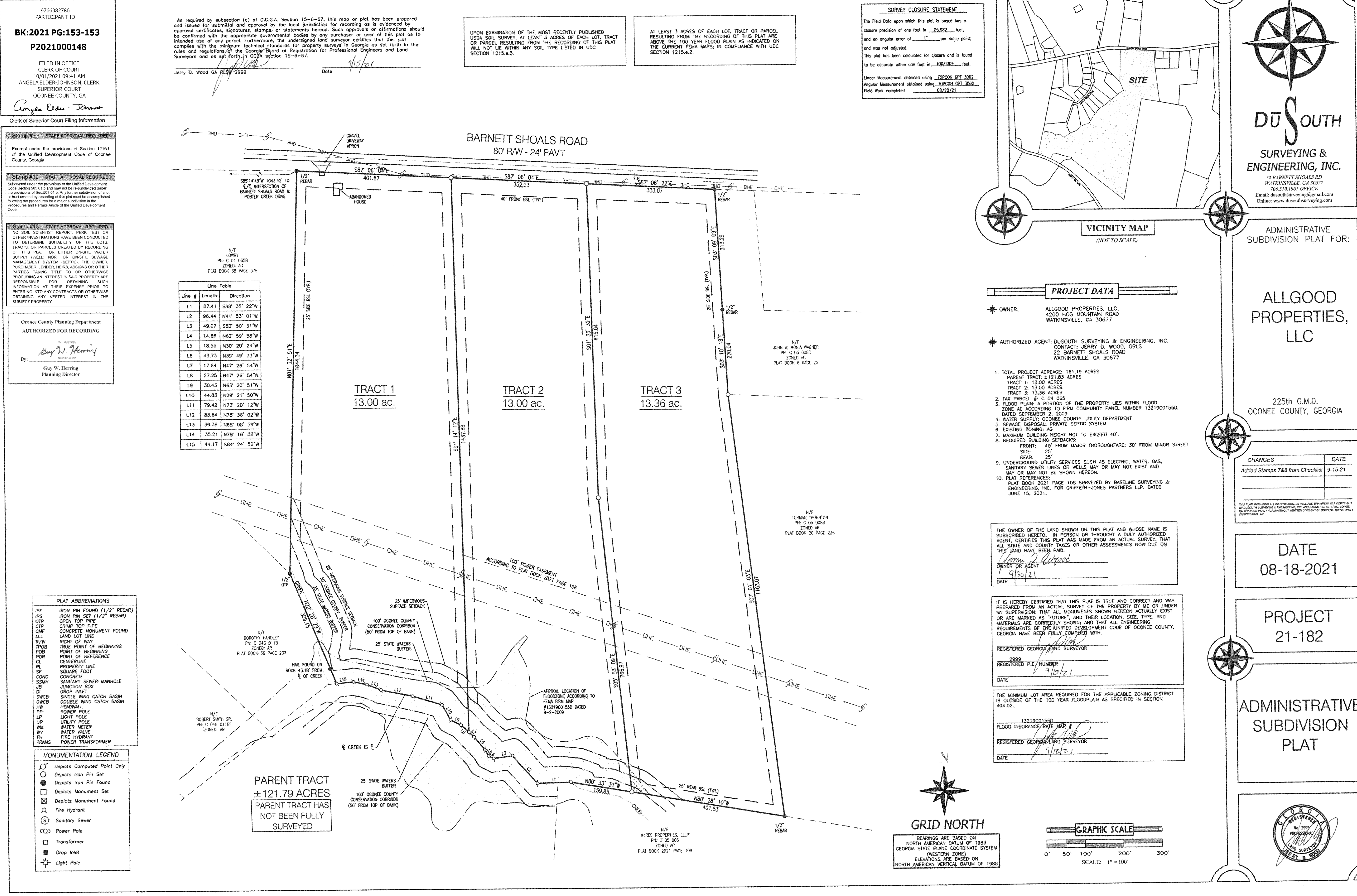
DATE

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3065
P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610

THIS PLAT IS NOT VALID
UNLESS SAID SURVEY
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Email: dusouthsurveying@gmail.com
Online: www.dusouthsurveying.com



McREE GIN
PARCEL # C 04 065
WATKINSVILLE, GA 30677
OCONEE COUNTY

JAMIE ALLGOOD
(706) 543-8575
JTALLGOOD@BELLSOUTH.NET

JAMIE ALLGOOD
127 ROCKY RIDGE RD
ARNOLDSVILLE, GA 30619
JAMIE ALLGOOD
(706) 543-8575

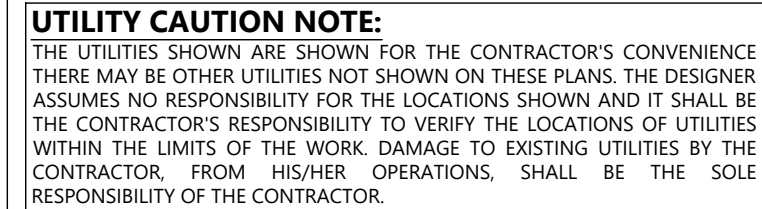
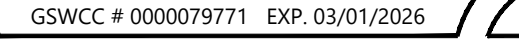
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Project Number
23-112

Sheet Title

CONCEPT PLAN

Sheet Number
1 OF 2



PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

- A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

N/A

- B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N/A

Date of contribution: N/A

- C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Signature of owner: Jamie 2 Wood

Date: 6-19-23

Signature of applicant: Same as owner

Date: _____

Signature of Notary Public: [Signature]

Date: 6-19-23



DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

Jamie Z Alfaro

Date

6-19-23

Signature of Applicant

SAME AS OWNER

Date

Signature of Notary Public

Just Philander

Date

6-19-23

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 225th G.M.D of Oconee County, Georgia being more particularly described as follows:

Beginning at a 1/2" rebar on the northeastern right-of-way line of McRee Gin Road (80' R/W) that point being the POINT OF BEGINNING (P.O.B.) thence continuing along said right-of-way North 35 degrees 55 minutes 55 seconds West a distance of 234.76 feet to a calculated point, thence along a curve to the left having an arc length of 567.66 feet, a radius of 3526.62 feet and chord bearing North 40 degrees 35 minutes 56 seconds West a distance of 567.05 feet to a calculated point, thence along a curve to the left having an arc length of 175.53 feet, a radius of 3454.60 feet and chord bearing North 46 degrees 34 minutes 46 seconds West a distance of 175.51 feet to a calculated point, thence along a curve to the left having an arc length of 615.44 feet, a radius of 3243.08 feet and a chord bearing of North 53 degrees 33 minutes 35 seconds West a distance of 614.52 to a calculated point at the centerline of Porter Creek, thence leaving said right-of-way and continuing along the centerline of Porter Creek, thence North 43 degrees 34 minutes 11 seconds East a distance of 85.00 feet to a calculated point, thence North 51 degrees 02 minutes 41 seconds East a distance of 66.38 feet to a calculated point, thence North 64 degrees 40 minutes 27 seconds East a distance of 42.05 feet to a calculated point, thence North 71 degrees 56 minutes 55 seconds East a distance of 75.44 feet to a calculated point, thence South 84 degrees 58 minutes 12 seconds East a distance of 89.67 feet to a calculated point, thence North 61 degrees 33 minutes 55 seconds East a distance of 56.31 feet to a calculated point, thence North 07 degrees 52 minutes 54 seconds East a distance of 46.07 feet to a calculated point, thence North 70 degrees 39 minutes 33 seconds West a distance of 125.53 feet to a calculated point, thence North 02 degrees 27 minutes 06 seconds East a distance of 38.34 feet to a calculated point, thence North 44 degrees 35 minutes 40 seconds West a distance of 61.57 feet to a calculated point, thence North 39 degrees 57 minutes 02 seconds East a distance of 48.78 feet to a calculated point, thence North 15 degrees 22 minutes 09 seconds East a distance of 39.26 feet to a calculated point, thence North 36 degrees 01 minutes 12 seconds West a distance of 133.41 feet to a calculated point, thence North 04 degrees 51 minutes 40 seconds East a distance of 47.25 feet to a calculated point, thence North 51 degrees 07 minutes 14 seconds West a distance of 73.75 feet to a calculated point, thence North 24 degrees 14 minutes 05 seconds West a distance of 182.46 feet to a calculated point, thence North 49 degrees 35 minutes 47 seconds East a distance of 49.86 feet to a calculated point, thence North 84 degrees 11 minutes 55 seconds East a distance of 52.90 feet to a calculated point, thence North 11 degrees 54 minutes 38 seconds East a distance of 37.11 feet to a calculated point, thence North 55 degrees 40 minutes 47 seconds East a distance of 287.49 feet to a calculated point, thence North 74 degrees 37 minutes 35 seconds East a distance of 165.02 feet to a calculated point, thence North 49 degrees 18 minutes 28 seconds East a distance of 214.92 feet to a calculated point, thence North 63 degrees 58 minutes 37 seconds East a distance of 133.23 feet to a calculated point, thence North 76 degrees 57 minutes 56 seconds East a distance of 169.08 feet to a calculated point, thence North 16 degrees 07 minutes 34 seconds East a distance of 93.53 feet to a calculated point, thence North 32 degrees 02 minutes 48 seconds East a distance of 272.20 feet to a calculated point, thence North 42 degrees 00 minutes 28 seconds East a distance of 239.44 feet to a calculated point, thence North 58 degrees 31 minutes 28 seconds East a distance of 201.03 feet to a calculated point, thence North 49 degrees 37 minutes 54 seconds East a

distance of 233.01 feet to a calculated point, thence North 52 degrees 28 minutes 58 seconds East a distance of 474.79 feet to a calculated point, thence North 78 degrees 42 minutes 50 seconds East a distance of 32.20 feet to a calculated point, thence North 84 degrees 24 minutes 52 seconds East a distance of 44.17 feet to a calculated point, thence South 78 degrees 16 minutes 08 seconds East a distance of 35.21 feet to a calculated point, thence South 68 degrees 08 minutes 59 seconds East a distance of 39.38 feet to a calculated point, thence South 78 degrees 36 minutes 02 seconds East a distance of 83.64 feet to a calculated point, thence South 73 degrees 20 minutes 12 seconds East a distance of 79.42 feet to a calculated point, thence South 29 degrees 21 minutes 50 seconds East a distance of 44.83 feet to a calculated point, thence South 63 degrees 20 minutes 51 seconds East a distance of 30.43 feet to a calculated point, thence South 47 degrees 26 minutes 54 seconds East a distance of 27.25 feet to a calculated point, thence South 47 degrees 26 minutes 54 seconds East a distance of 17.64 feet to a calculated point, thence South 39 degrees 49 minutes 33 seconds East a distance of 43.73 feet to a calculated point, thence South 30 degrees 20 minutes 24 seconds East a distance of 18.55 feet to a calculated point, thence South 62 degrees 59 minutes 58 seconds East a distance of 14.66 feet to a calculated point, thence North 82 degrees 50 minutes 31 seconds East a distance of 49.07 feet to a calculated point, thence South 41 degrees 53 minutes 01 seconds East a distance of 96.44 feet to a calculated point, thence North 88 degrees 35 minutes 22 seconds East a distance of 55.99 feet to a calculated point, thence leaving the centerline of Porter Creek South 10 degrees 18 minutes 53 seconds West a distance of 2,606.55 feet to a 1/2" rebar, thence South 56 degrees 27 minutes 43 seconds West a distance of 630.24 feet to an iron pin set, thence South 56 degrees 27 minutes 43 seconds West a distance of 586.61 feet to a 1/2" rebar on the northeastern right-of-way of McRee Gin Road (80' R/W), that point being the POINT OF BEGINNING (P.O.B.).

This parcel contains 121.79 acres as shown on a preliminary plat for McRee Gin Estates, by DuSouth Surveying & Engineering, Inc., dated 03/15/23, certified by Jerry D. Wood, Georgia RLS No. 2999,

NARRATIVE

McRee's Gin Road Property

Variance Application

Introduction

Property Address: McRee's Gin Road

Existing Zoning: AG (Parcel # C 04 065)

Proposed Zoning: AG

Proposed Use: Subdivide Parcel into three lots.

Property Area: 121.75 acres

The subject property, Parcel #C 04 065, consists of approximately 121.75 acres, currently zoned AG. The proposed development is to divide the parent tract into 3 large single-family residential properties. The variance requested is specific to the construction of the private street to serve the proposed lots. There is no request to alter the zoning of the property.

Variances Requested

The variance request for this application is to have the ability to design and construct a private street to serve the proposed subdivided lots within the AG zoning designation with easement, slope, and pavement width variances. It is proposed to install a private street within the AG zoning district that can have steeper slopes and a narrower width than a public street as required by Article 10 – Section 1008.06. The requested variance for the easement width is 50' instead of the required 60'.

Variance	Request	Required	UDO Reference
Private Street	Private Street in AG	Public Street in AG	1008.06 (a)
Easement Width	50'	60'	1008.04 1008.06(d)
Pavement Width	16'	20'	1008.04
Road Slope	15% MAX	12% MAX	1008.04
Maximum Slope	2:1	3:1	1008.05 h.(1)

The request for the variance is to avoid excessive clearing and grading on the site due to topographic hardships and a ravine that needs to be crossed for access. It is requested that the proposed pavement width be sixteen (16) feet with five (5) foot grass shoulders on each side and with two horizontal to one vertical (2:1) side slopes to tie in to existing grade. The preliminary center line grades will range from seven (7) percent to fourteen (14) percent. Allowing this this variance will reduce the amount of clearing

and grading, helping to preserve the natural character of the property and reduce the amount of dirt needed to install the private drive.

The property will be divided into three separate parcels of varying acreage (excluding the private street parcel). A private street will be installed to serve the proposed parcels, with fifty (50) feet of access and utility easement. The lots will be served by individual septic systems and individual well for water.

Adjacent Properties

Description of surrounding properties:

North: Individual lots that are heavily wooded and are separated from the subject property by flood plain. The Property is Zoned AG.

East: a single parcel that is undeveloped, with pastureland and some wooded areas. The Property is Zoned AG.

South: The south side of the property is bordered by McRees Gin Road

West: The west side is adjacent to the Porter Creek Subdivision. The two properties are separated by flood plain. The Property is Zoned AR.

Conclusion

The variances requested are limited to the ability to construct a private road within the AG district with reduced pavement width and slopes more than typically allowed by the Oconee County UDC. The variance will alleviate hardships due to existing topography of the site.



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1400 Block of McRee's Gin Road

Tax Parcel #: C 04 065

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: Allgood Properties, LLC.

Address (No P.O. boxes): 127 Rocky Ridge Road

City, State, & Zip Code: Arnoldsville, Georgia 30619

Telephone Number: 706.543.8575

SIGNATURE OF OWNER OR MANAGING MEMBER: Jamie T. Allgood

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Jamie T. Allgood

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____

DATE: 6-19-23

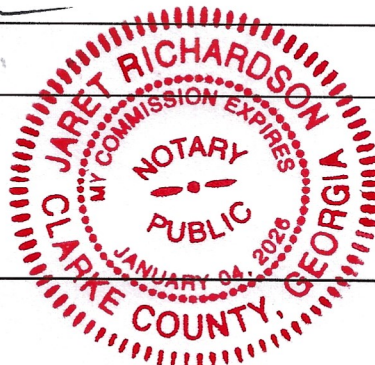
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 19th DAY OF June, 2023

NOTARY SIGNATURE: Jaret Richardson

DATE: 6/19/23

SEAL:





Official Tax Receipt
Oconee County, GA
23 North Main St
Watkinsville, 30677
--Online Receipt--

Phone: 706-769-3917

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-331	C 04 065	1644/230 1642/395 2021/148 2020/117	\$1,143.88	\$0.00 Fees: \$0.00	\$0.00	\$1,143.88	\$0.00
Totals:			\$1,143.88	\$0.00	\$0.00	\$1,143.88	\$0.00

Paid Date: 11/17/2022

Charge Amount: \$1,143.88

ALLGOOD PROPERTIES, LLC
127 ROCKY RIDGE RD
ARNOLDSVILLE, GA 30619



Scan this code with your
mobile phone to view this
bill

Printed: 06/16/2023 14:51:12 PM



Official Tax Receipt
Oconee County, GA
23 North Main St
Watkinsville, 30677
--Online Receipt--

Phone: 706-769-3917

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-332	C 04 065 E	2021/148	\$99.82	\$0.00 Fees: \$-0.03	\$0.00	\$99.79	\$0.00
Totals:			\$99.82	\$-0.03	\$0.00	\$99.79	\$0.00

Paid Date: 11/17/2022

Charge Amount: \$99.79

ALLGOOD PROPERTIES, LLC
127 ROCKY RIDGE RD
ARNOLDSVILLE, GA 30619



Scan this code with your
mobile phone to view this
bill

Printed: 06/16/2023 14:51:59 PM



Official Tax Receipt
Oconee County, GA
23 North Main St
Watkinsville, 30677
--Online Receipt--

Phone: 706-769-3917

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-333	C 04 065 F	2021/148	\$96.04	\$0.00 Fees: \$-0.03	\$0.00	\$96.01	\$0.00
Totals:			\$96.04	\$-0.03	\$0.00	\$96.01	\$0.00

Paid Date: 11/17/2022

Charge Amount: \$96.01

ALLGOOD PROPERTIES, LLC
127 ROCKY RIDGE RD
ARNOLDSVILLE, GA 30619



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mobile phone to view this
bill